

# DESIGNATION REPORT



**THE DAN ROBERTS HOUSE**  
**18240 S.W. 248 STREET (COCONUT PALM DRIVE)**  
**MIAMI, FLORIDA 33030**



METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD  
DESIGNATION REPORT—INDIVIDUAL SITE

Designation No.  
Date of Filing  
Date of Designation

Owner(s)

Mrs. Earsie Delchamps

Mailing Address

18240 S.W. 248th Street (Coconut Palm Drive)  
Miami, Florida 33030

---

SURVEY FINDINGS:

☐ H.A.B.S. ☐ Natl. Reg. ☐ H.A.E.R. ☐ Other:  
☒ Dade County Historic Survey Findings:  
RATING: 1 Architecture 1 History 1 Context

SITE LOCATION:

25 56 38 .87 AC  
BEG NE COR NW $\frac{1}{4}$  W165FT TO POB  
TH W150FT S290.4FT E150FT  
N290.4FT TO POB LESS N35FT

---

Current Zoning (describe):

AU Agricultural-Residential 5 Acre Gross

---



## SIGNIFICANCE

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Archeology-Prehistoric  | <input type="checkbox"/> Engineering                       | <input type="checkbox"/> People              |
| <input type="checkbox"/> Archeology-Historic     | <input checked="" type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Philosophy          |
| <input checked="" type="checkbox"/> Agriculture  | <input type="checkbox"/> Historical Events                 | <input type="checkbox"/> Politics/Government |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Industry                          | <input type="checkbox"/> Religion            |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Invention                         | <input type="checkbox"/> Science             |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Landscape Architecture            | <input type="checkbox"/> Sculpture           |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Law                               | <input type="checkbox"/> Social/Humanitarian |
| <input type="checkbox"/> Community Planning      | <input type="checkbox"/> Literature                        | <input type="checkbox"/> Theater             |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Military                          | <input type="checkbox"/> Transportation      |
| <input type="checkbox"/> Economics               | <input type="checkbox"/> Music                             | <input type="checkbox"/> Other (special)     |
| <input type="checkbox"/> Education               |  |  |

Significance — Brief summary including documentary evidence that indicates the historical, architectural or archeological significance of the site.

The site on which the circa 1926 Roberts House stands was part of a larger tract purchased by early Redland Pioneer Daniel Martin Roberts. Originally from North Florida, Roberts came to south Dade County after exploring the southeast coast of Florida in the late 1890s. He and another pioneer, Claude Jenkins were among the first to file claims in the Redland area in 1900. Roberts filed south of 248th Street (Coconut Palm Drive) and between 187 Avenue (Redland Road) and 182 Avenue (later named Roberts Road in his honor). Jenkins filed his claim to the north of Coconut Palm Drive. Roberts planted lime and avocado groves and began experimenting with various root stocks and budding and grafting procedures. He eventually established a commercial citrus nursery and developed an avocado which he patented and called "Roberts Tonnage".

Roberts worked his land and improved his property and in 1905 was granted his homestead. He had built a two-story log house circa 1902, originally located a few hundred yards behind and a little to the west of the current Roberts House.

Roberts married Annie Margaret Fitzpatrick, daughter of another early homesteader, Bird Fitzpatrick, in 1906. Both were active members of the growing community of Redland and their home was the scene of many social events such as square dances. Like so many of the early pioneers, Dan was an inventor of items needed to control the harsh environment. He invented a plow for breaking up rock in the pinelands and patented it as the "Roberts Drag". According to historian Jean Taylor, the heavy iron "A" shaped frame was studded on the lower side with spikes and was pulled by a Ford truck.<sup>1</sup>

Roberts also designed an irrigation system for his nursery and helped other people in the area start their own citrus groves. Annie Roberts helped establish the Womans Club of Redland and the Redland Methodist Church. She actively raised money for<sup>2</sup> buildings such as the Redland Guild Hall, a recreational hall for early settlers.

<sup>1</sup>Taylor, Jean. "Scarifying South Dade", Update Magazine, Volume 5, Number 1, October, 1977 (pp. 4-5).

<sup>2</sup>The Miami Herald. "Annie Roberts Stark" (Obituary), February 1981, p. 5B.

(Use additional sheets if necessary)

SEE CONTINUATION SHEET ☒

## SIGNIFICANCE — CONTINUATION SHEET

In 1906 the Roberts donated an acre of their land for the first school in Redland, which was built on the corner of Coconut Palm Drive and Redland Road. The one room schoolhouse is one of only two remaining school buildings from the early 1900s in south Dade County. The schoolhouse is now part of the Redland Fruit and Spice Park and is included in the Redland Historic District, designated in 1982.

The Roberts Family, which eventually included seven children, survived the 1906 and 1926 hurricanes in their log cabin home. Margaret Roberts Fricke, daughter of Dan and Annie, remembered how the house shook during the storms, but it only lost a few shingles.<sup>3</sup> However the Roberts moved to their second house, which was under construction at the time, shortly afterward. It is this house which currently stands at 18240 Coconut Palm Drive. The house and property were in the Roberts family for almost 30 years. Between 1940 and the 1960s, the house had several owners, none of whom made any significant structural changes to the house. The current owner, Mrs. Earsie Delchamps, has lived in the house since she and her husband bought it in 1968.

This wood frame house is an excellent example of Frame Vernacular architecture in Dade County. Its most outstanding features are its ground floor front porch and the large mass of the roof. The Roberts House is a product of the builder's experience and available materials, which includes the use of Dade County pine and oolitic limestone. Sparse decoration reflects the early pioneer's concern with practicality versus ornamentation. The Roberts House is an outstanding reminder of our pioneer's ingenuity and their comprehension of the local environment.

<sup>3</sup>Fricke, Margaret Roberts. Unpublished manuscript on file at the Dade County Historic Preservation Division, "Daniel Martin Roberts" 1976 (p. 2).



Current Use (describe):

Private Residence

Current Condition:

☒ Excellent    ☐ Good    ☐ Fair    ☐ Deteriorated    ☐ Unexposed  
☐ Unaltered    ☒ Altered  
☒ Original Site    ☐ Moved \_\_\_\_\_

Physical Description of Site (see attached photos):

The Dan Roberts residence is a one and a half story Frame Vernacular house built in a rectangular plan. The balloon frame structure is built of Dade County pine, covered in horizontal weatherboards. The roof is a steep gable facing front and rear, with the ridges' corners clipped in a jerkin head fashion. The roof was covered by wood shingles originally. These have been replaced by composition shingles. The roof has six dormers; three on the front slope, three on the rear. All dormers have gable roofs. Two larger dormers flank a centrally located smaller dormer on each slope. All roofs have slightly overhanging eaves and exposed rafter ends.

The house has a three bay porch across the front, with a fourth bay serving as a carport having been added in 1978. The porch has a low hipped roof, supported on square masonry piers. Infill between piers is a low wall of oolitic limestone. The infill space above the wall is screened in.

The doorway on the porch is a set of double wrought iron and screen doors, centrally located on the porch facade. This door is reached by three tiled steps up to the porch deck. The main door is panelled wood with glass lights on the upper portion. Original windows were wood double hung sash. Only the sash windows on the front facade, behind the front porch, and a few on the rear elevation's ground floor remain. Other windows have been replaced with aluminum awning windows.

Typical of vernacular houses from the same period, this is a simple building with sparse decoration, other than the mass of the roof, the dormers and the front porch. Cornerboards provide the finish look to weatherboard facing. There is a brick chimney on the left front slope of the roof. There are two small one story, gable roof additions symmetrically placed at the rear of the building.

The house sits on approximately one acre of well landscaped property, including avocado trees planted by Dan Roberts. Just to the rear and west of the house stood the original Roberts house. This was a two story log cabin built in 1902 from timber felled from the site. Timbers were hand hewn and notched together, using no nails. A spacious porch surrounded the house on three sides. This pioneer structure perished many years ago, the victim of age and several strong hurricanes.

Bibliographic References:

Dade County, Florida. Records Office Deed Abstracts.

Delchamps, Earsie. Interview by Emily Perry Dieterich, September, 1986.

Fricke, Margaret Roberts. Personal correspondence with Elise Brault-Hoessly, 1985, on file at the Dade County Historic Preservation Division.

Fricke, Margaret Roberts. Unpublished manuscript on file at the Dade County Historic Preservation Division "Daniel Martin Roberts" 1976, (4 pp.).

Roberts, Dan. Unpublished manuscript on file at the Dade County Historic Preservation Division, Autobiographic account (6 pp.).

Stark, Annie Fitzpatrick Roberts. Unpublished manuscript on file at the Dade County Historic Preservation Division "From the Memoirs of Annie Fitzpatrick Roberts", August, 1976.

Survey File, Dade County Historic Preservation Division.

Taylor, Jean, "Scarifying South Dade" in Update Magazine, Volume 5, Number 1, October, 1977 (pp. 4-5).

Taylor, Jean. Unpublished manuscripts on file at the Historical Museum of Southern Florida.

Taylor, Jean. Villages of South Dade. St. Petersburg, Florida: Byron Kennedy and Company, In Press.

The Miami Herald "Annie Roberts Stark" (Obituary), February, 1981 p. 5B.



---

Impacts—Impact of the designation on proposed public improvements,  
renewal projects or private development.

Designation would have the effect of bringing any plans for alterations to the property before the Preservation Board for review. Designation will not affect current zoning.

---

Staff Recommendation:

Staff highly recommends the designation of the Roberts House as an individual historic site.

Special Standards for Certificate of Appropriateness:

Any special standards will follow the general guidelines as recommended for historic structures as detailed in the "Rules and Regulations For Review of Historic Sites Designations and Issuance of Certificates of Appropriateness."

---

Draft Resolution Designating the Property:

Whereas, the Dan Roberts House was built on land bought by Dan Roberts in 1900 from the U.S. Government,

Whereas, the Dan Roberts House was the long time home of the Roberts family, an early South Dade pioneer family,

Whereas, the Dan Roberts House was built circa 1926,

Whereas, the Dan Roberts House is a fine example of early Frame Vernacular architecture in Dade County,

Whereas, the Dan Roberts House is located beginning at the N.E. corner NW $\frac{1}{4}$ , west 165 feet to the point of beginning, then west 150 feet, south 290.4 feet, east 150 feet, north 290.4 feet to point of beginning less north 35 feet.

Now, therefore, be it resolved, that the Historic Preservation Board on Wednesday, February 18, 1987 has designated the Dan Roberts House as an individual historic site pursuant to the Metropolitan Dade County Historic Preservation Ordinance (81-13) and that the Dan Roberts House is subject to all rights, privileges and requirements of that ordinance.

---

Designation is approved as evidenced by the signature of the  
Historic Preservation Board Chairman.





1. Wedding photo of Dan Roberts and  
Annie Fitzpatrick, September 22, 1906





1. (The first) Dan Roberts House
2. 18240 S.W. 248th Street, Miami, Florida
3. built circa 1902, no date on photo





1. The Dan Roberts House
2. 18240 S.W. 248th Street, Miami, Florida
3. Northeast view



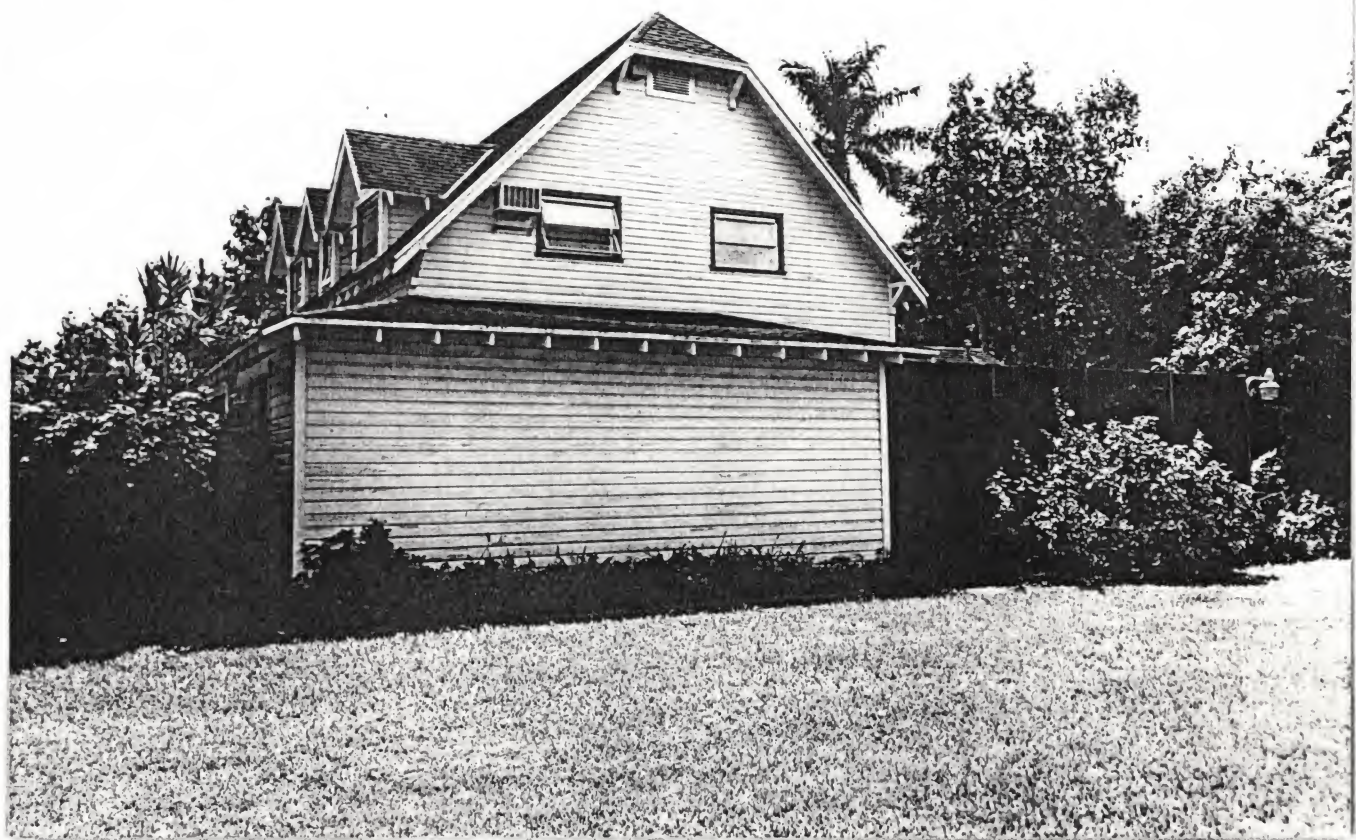
1. The Dan Roberts House
2. 18240 S.W. 248th Street, Miami, Florida
3. South elevation





1. The Dan Roberts House
2. 18240 S.W. 248th Street, Miami, Florida
3. Southwest view





1. The Dan Roberts House
2. 18240 S.W. 248th Street, Miami, Florida
3. West elevation





1. The Dan Roberts House
2. 18240 S.W. 248th Street, Miami, Florida
3. Northwest view



1. The Dan Roberts House
2. 18240 S.W. 248th Street, Miami, Florida
3. Front facade



# This Indenture,

3.75  
66.00  
14.85  
84.10

THIS INSTRUMENT WAS PREPARED BY  
**O. RALPH MATOUSEK**  
ATTORNEY AT LAW  
834 NORTH KADISH AVENUE  
MIAMI, FLORIDA 33136

"Notarary" word forms, the term "party" shall include the heirs, personal representatives, assigns and assigns of the respective parties herein. The use of the singular number shall include the plural, and the plural the singular. The use of any gender shall include all genders. Each of them, the term "state" shall include all the states herein described or from which.

Made this 14th day of August, A. D. 1967

Between JOHN C. HUDISH and DIXIE LEE HUDISH, his wife,

of the County of Dade in the State of Florida  
party of the first part, and CURTIS E. DELCHAMPS and EARSIE DELCHAMPS,  
his wife 10210 S.W. 24th Street  
Miami, Florida

of the County of Dade in the State of Florida  
party of the second part.

**Witnesseth,** that the said party of the first part, for and in consideration of the sum of TEN THOUSAND (\$10,000) Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Dade, State of Florida, to wit:

Starting at the Northeast corner of the N 1/4 of Section 13, Township 36 South, Range 30 East, thence proceed in a westerly direction along the North section line for a distance of 100 feet to the Point of Beginning, thence continue along said North section line 150 feet in a westerly direction, thence 200 feet in a southerly direction on a line parallel to the North-south 1/2 section line of said Section, 1/4th Roberts Road, thence westerly 150 feet parallel to the North section line, thence northerly 200 feet to the Point of Beginning, less the right-of-way of Coconut Dale Road, lying and being in Dade County, Florida, together with all improvements thereon as also stove, refrigerator, washing machine and two air conditioners.

Subject to an existing mortgage in favor of Coral Gables Federal Savings & Loan Association, which said mortgage Grantees herein by acceptance hereof hereby assume and agree to pay.

Subject to conditions, restrictions, limitations, dedications and easements of record, as also subject to all taxes subsequent to December 31, 1967.

Subject to a purchase money second mortgage.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

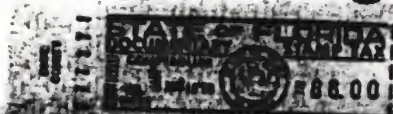
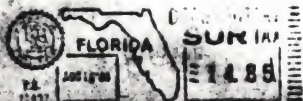
**In Witness Whereof,** the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

*[Signature]*

*[Signature]*

*[Signature]*  
JOHN C. HUDISH  
*[Signature]*  
DIXIE LEE HUDISH





6060 330

State of Florida

County of

I Herby Certify. That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed. And I further Certify. That the said

known to me to be the wife of the said, on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal at  
County of and State of Florida, this 14th  
day of August, A. D. 1968.

My Commission Expires

Notary Public

Notary Public, State of Florida at Large  
M. C. [Signature] 22 1971

O RALPH MATOUSEK  
ATTORNEY AT LAW  
234 NORTH HOWE AVENUE  
HOUSTON, TEXAS 77002

6060 330  
AUG 16 1968  
AUG 16 1968  
AUG 16 1968

AUG 16 1968

6060 330  
AUG 16 1968  
AUG 16 1968

But

ABSTRACT OF DESCRIPTION

TO

Married Deed

681136945

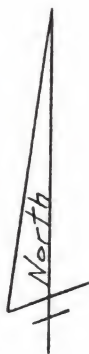
FILED FOR RECORD

14/85

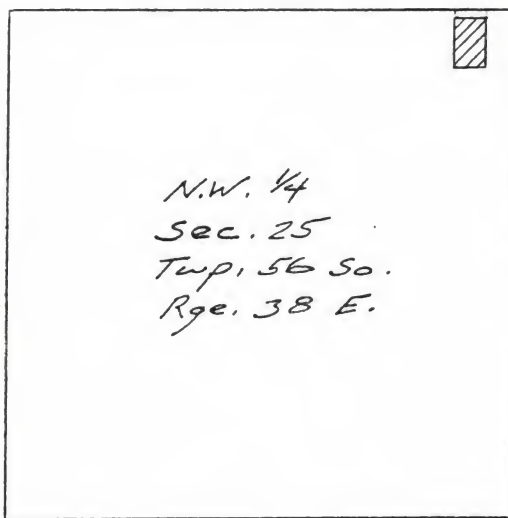
CLERK OF COURT  
DADE CO. FLA.

17-76 Deed County of Dade  
-17-76 Deed County of Dade





Scale: 1" = 1000'



#### PROPERTY DESCRIPTION

Commence at the Northeast Corner of the NW  $\frac{1}{4}$  of Section 25, Township 56 South, Range 38 East; thence run West, along the North line of said Section 25, for a distance of 165 feet to the Point of Beginning of the following described parcel of land; thence run South, parallel to the East line of the NW  $\frac{1}{4}$  of said Section, 290.4 feet; thence West, parallel to the North line of the NW  $\frac{1}{4}$  of said Section, 150 feet; thence North, parallel to the East line of the NW  $\frac{1}{4}$  of said Section, 290.4 feet; thence East, along the North line of said Section, 150 feet to the Point of Beginning, less the North 35 feet thereof.  
Contains 0.88 acres.

FOR: *Historic Preservation Division of Dade County, Florida*

Order #464  
F.B. #17-37

April 12, 1985  
Scale: Shown

I HEREBY CERTIFY: That the sketch shown hereon is a true and correct representation of the above described property.

T.L. Riggs

Registered Land Surveyor #2349

STATE OF FLORIDA

T. L. RIGGS  
PROFESSIONAL LAND SURVEYOR  
P. O. BOX 330403  
MIAMI, FL 33233-0403  
TEL. (305) 448-9032

100-10

NE. Cor N.W. 1/4  
Sec. 25  
Twp. 56 So.  
Rge. 38 E.

Coconut Palm Drive  
S.W. 248 Street

P.O.B.

89°58'10"

150.0'

Zoned R/W line

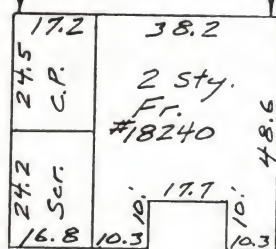
165.0'

75.5'

77.0'

89°58'10"

290.40'



44.0'

255.40'

290.40'

Roberts Road  
S.W. 182 Ave.



Scale: 1" = 40'